

# Notice of Environmental Neighborhood Meeting & Community Conference



**Project Name:** Avalon Issaquah (7-Story Mixed Use Project)

**Location:** 1040 12<sup>th</sup> AVE NW,  
Issaquah, WA 98027

**NEIGHBORHOOD:** Central Issaquah

**Date:** Wednesday, November 17<sup>th</sup>, 2021

**Time:** 6:30 PM - 8:30 PM

**Location:** Virtual Meeting: [issaquahwa.gov/DC](http://issaquahwa.gov/DC)  
Once on page, click on the November 17<sup>th</sup> Meeting

## ENVIRONMENTAL NEIGHBORHOOD MEETING AND COMMUNITY CONFERENCE

The City is hosting a joint neighborhood meeting and community conference to provide information related to the project, clarify the characteristics of site, assist the community and the Development Commission in developing an understanding of the proposal, to generate discussion, to raise issues, and discuss options before a submittal is provided to the City for review or the critical areas studies are completed. City Staff and the Development Commission will be facilitating the meeting. The Applicant and the Applicant's technical experts along with the City's peer review specialist will be in attendance to answer questions and address concerns about the project.

## PROJECT INFORMATION

**File Number(s):** PRJ21-00007

**Associated Files:** PRE21-00005, POL21-00001, NM21-00006, COM21-00002, SEP21-00005

**Project Description:** Redevelopment of the site to include construction of a new 7-story mixed use community with approximately 385 apartments, 17,500 sq. ft. of commercial space, 600 stalls of below-grade parking, and a publicly accessible courtyard. The project will also include affordable housing units, as envisioned within the Central Issaquah Plan.

**Project Location:** 1040 12<sup>th</sup> AVE NW, Issaquah, WA 98027 – at the northeast corner of Newport Way NW and 12<sup>th</sup> Ave NW (See attached Site Plan)

**Size of Subject Area:** 4.05 Acres

**Applicant:** Carl Shorett for AvalonBay Communities, Inc.  
425-468-9442, [carl\\_shorett@avalonbay.com](mailto:carl_shorett@avalonbay.com)

## PUBLIC MEETING

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this meeting is being held remotely.

## MEETING PACKET AND MATERIALS

A memorandum describing the areas of concern and critical areas adjacent to the site are available by visiting the following: [issaquahwa.gov/DC](http://issaquahwa.gov/DC)

## MORE PROJECT INFORMATION

Other key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals.

## PUBLIC COMMENT

The official public comment period will not commence until an application is filed with the City, though you are welcome and encouraged to submit comments in advance of any permit applications. Comments specifically related to the Neighborhood Meeting and Community Conference will be accepted up to and during the scheduled meeting.

Written comments may be submitted to:

Community Planning and Development Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

<p><b>Decision Maker:</b> Development Commission, Level 3 review process</p> <p><b>Required City Permits:</b> Site Development Permit (SDP) SEPA, Building Permit, Site Work Permit, Landscape Permit</p> <p><b>Existing Environmental Documents Relevant to this Application:</b> Critical Areas Reports (Submittal 1, Resubmittal)</p>	<p>To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.</p>
<p><b>REGULATORY INFORMATION</b></p> <p><b>Zoning:</b> UC (Urban Core)</p> <p><b>Comprehensive Plan Designation:</b> Mixed Use</p> <p><b>Consistent with Comprehensive Plan:</b> Yes</p> <p><b>Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:</b> Central Issaquah Development and Design Standards as supplemented by the Issaquah Municipal Code (Online at: <a href="http://issaquahwa.gov/codes%20and%20plans">issaquahwa.gov/codes and plans</a>)</p>	<p><b>MEETING NOTES:</b></p> <ul style="list-style-type: none"> <li>▪ The proposal is in the preliminary stages of development and subject to change as a result of the public re-view process.</li> <li>▪ Input from the public will be documented in the permit file and considered by the Development Commission during further review and discussion of the proposal.</li> <li>▪ The decision, once rendered, is appealable, as outlined within IMC 18.04.250.</li> </ul>
<p><b>CITY CONTACT INFORMATION</b></p> <p><b>Project Planner:</b> Holly Keeton, Senior Planner</p> <p><b>Phone Number:</b> 425-837-3103</p> <p><b>E-Mail:</b> <a href="mailto:hollyk@issaquahwa.gov">hollyk@issaquahwa.gov</a></p>	

Springhill Suites, Marriot Site, 1185 NW Maple St

Ednetics Site,  
1055 NW Maple St

#### Avalon Site

12<sup>th</sup> Ave NW

Newport Way NW